

2018 BUS TOUR



COMMUNITY DEVELOPMENT **WEEK**

APRIL 2 - 7, 2018

*Sponsored by the Community Development Administration
Alana C. Green, Executive Director*

WELCOME

Thank you for participating in the CDA bus tour that is being held in conjunction with Community Development Week! I am honored to present an overview of our 2017 key accomplishments.

One of CDA's primary responsibilities is to administer Community Development Block Grant and HOME Investment Partnership funds. And because of these funds, 2017 was a productive year for CDA. We continued to positively impact the built environment through the development of residential units, by closing on projects through the Healthy Home Repair Program, and substantially completing four public improvement projects. One such project is the Children's and Adolescent Behavioral Center, located at 5647 Delmar. Since opening in May of 2017, the center has assisted over 1,000 area youth.

Our public service programs continue to provide valuable services to low- and moderate-income city residents. In 2017, non-profit organizations, such as MERS/Missouri Goodwill, the St. Louis Internship Program and Herbert Hoover Boys and Girls Club, helped us to directly serve 9,899 youth. Community Health in Partnership Services and Family Care Health Centers provided a total of 14,136 low- and moderate-income individuals with health care services. Also, programs run by Food Outreach, Guardian Angel Settlement Association, Carondelet Community Betterment Federation and St. Louis Area Agency on Aging provided over 161,704 meal distributions.

In June 2017, HUD announced that the City was awarded a \$2.1 million Lead Hazard Reduction Grant. This grant will allow for an additional 175 housing units to be remediated throughout the City, helping to improve health outcomes for children. In addition, 118 units were remediated of lead hazards during 2017 in conjunction with grant and matching funds made available through the Building Division.

It takes a great team to be successful. And, CDA's accomplishments are the direct result of the hard work of its dedicated staff, the support received from many departments within City government, and the outstanding work being carried out by our subrecipients, developers, and other partners.

Thank you, again, for participating in the bus tour!

A handwritten signature in black ink that reads "Alana". The signature is written in a cursive, flowing style with a long horizontal line extending from the start of the name.

KEY 2017 ACCOMPLISHMENTS



NNS CHOICE NEIGHBORHOOD

In partnership with Urban Strategies and McCormack Baron Salazar, completed year one of a \$29.5M Choice Neighborhood Implementation Grant that provided the following services to Preservation Square residents: 150 families actively participated in case management; 146 people participated in education and youth development programs; 60 people participated in workforce development and employment training programs. Seven community events were held.



PEOPLE'S BEHAVIORAL HEALTH CENTER

Provided \$3M in CDBG funding to construct a 20,000 square foot facility located at 5647 Delmar. This facility provides increased community access to children and adolescent behavioral health and primary healthcare for underserved low- and moderate-income City youth, including children referred from foster care, schools, transitional housing, day care and shelters. The total development costs were \$4,568,447.



HOME REPAIR

Successfully completed the fourth year of citywide operation of the Healthy Home Repair Program (HHR). Closed 293 HHR loans worth approximately \$3.6M in CDBG/HOME funds (154 projects substantially completed in 2017). Also assisted 256 elderly and disabled homeowners through the minor home repair program.



LEWIS PLACE IMPROVEMENTS

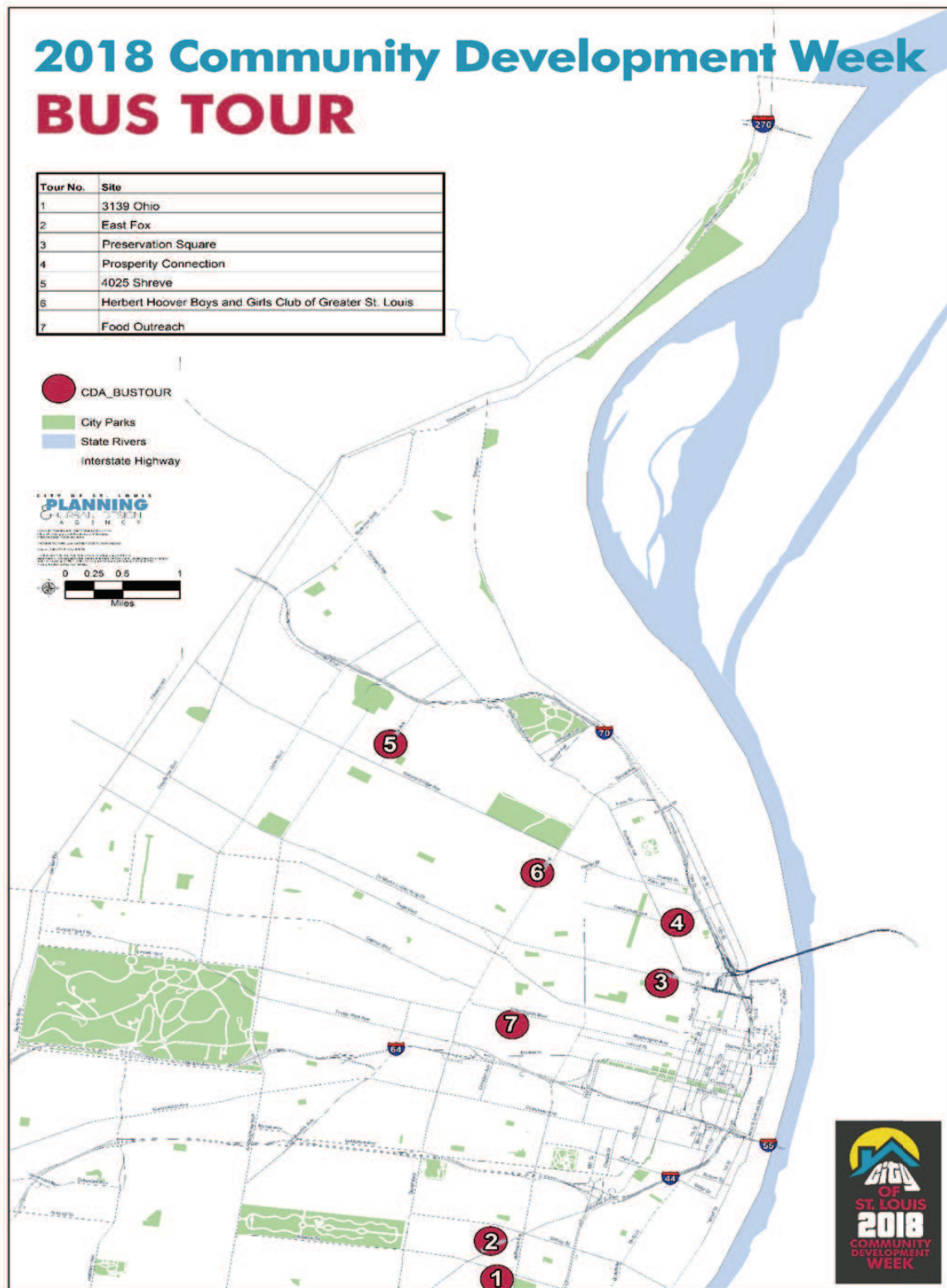
Utilizing \$500,000 in state allocated Community Development Block Grant - Disaster Recovery funds, substantially completed public improvements to the 4500 - 4700 block of Lewis Place, a historic African-American community. Improvements include new sidewalks, curbs and milling/paving.



ENHANCED CITIZEN PARTICIPATION

Made strategic decision to host key public hearings within the community. In 2017, held public hearings at O'Fallon and Carondelet Recreation Centers to solicit public feedback on CDBG/HOME funding priorities.

BUS TOUR MAP

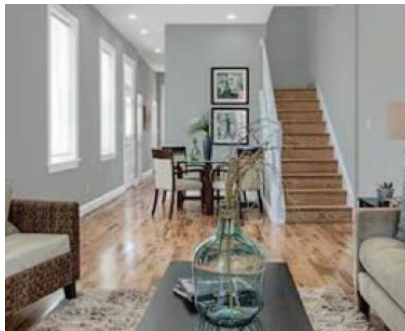


3139 OHIO



In 2017, developer Aydin Enterprises completed the historic rehabilitation of 3139 Ohio. Located in the Benton Park West neighborhood and built in 1886, the building was rehabilitated to a 1,696 square foot, single-family home. The project received \$210,000 in HOME funding with a total development cost of \$344,954.

The property was vacant for over a decade and severely dilapidated. Prior to the start of construction, it had incurred significant damage, including a collapsed rear wall and failed roof. The successful rehabilitation exceeded Energy Star Certification standards and included up to date, energy efficient appliances and new energy efficient windows. The home was sold to a low-moderate income family (80% AMI).



Project Summary: Completed in June, 2017 - 1 single family unit (3 bed, 2.5 bath); 1,696 square feet.

Development Team and Project Partners: Aydin Enterprises; Amina General Contracting; Security Title.



EAST FOX HOMES

East Fox Homes was completed by Lutheran Development Group in consultation with RISE Community Development, a local non-profit housing and community development organization. The project includes the historic rehabilitation of 12 properties in the Fox Park and Tower Grove East neighborhoods, creating a total of 47 affordable rental units. Several of these properties were long-term, vacant properties owned by the City's Land Reutilization Authority and identified as priorities for redevelopment. The project received \$400,000 in CDA funding had a total development cost of \$11.7 million.

Included in this project is a new community center, located at 2801 Magnolia. Partner agencies DeSales Community Development and Horizon Housing Foundation will provide supportive services as well as community art classes for local youth, older adult exercise classes, and financial literacy classes.



EAST FOX HOMES (CONT.)



Properties were fully rehabilitated including energy efficient windows; new Energy Star rated utility systems; new roofs; new appliances; and modern amenities. All units are affordable and targeted toward low-income households (60% AMI). The project is managed by Fox Grove Management that has a strong record of community based property management and also manages several nearby developments.

Project Summary: Completed November, 2017 - 47 rental units; 5 one-bedroom (\$550/month), 31 two-bedroom (\$710/month), 11 three-bedroom (\$800/month).

Development Team and Project Partners:
Lutheran Development Group, RISE Community Development; EM Harris Construction; Urban Werks Architecture; Fox Grove Management; Sugar Creek Capital; Sterling Bank; PNC Bank; Bank of NY Mellon; First American Title Company; Missouri Housing Development Corporation (MHDC), City of St. Louis Community Development Administration; Affordable Housing Trust Fund; DeSales Community Development; Horizon Housing Foundation; Landmarks Association of St. Louis.

PRESERVATION SQUARE

In 2016, the City of St. Louis was awarded a \$29.5 Million Choice Neighborhood Implementation Grant from HUD for the Near Northside. Located directly north of downtown, the area includes the Carr and Columbus Square neighborhoods; portions of the Old North and St. Louis Place neighborhoods; and the future home of the National Geospatial-Intelligence Agency (NGA) headquarters.

The comprehensive Transformation Plan that helped shape the City's Choice application to HUD, resulted from a year-long planning process and included residents and stakeholders. The plan focuses on three core strategies: Housing, People, and Neighborhood.

Preservation Square is an existing 675 unit rental housing development located generally between 14th and 16th Streets, Cass Avenue and Hogan in the heart of St. Louis' Near North Side neighborhood. Situated at a center point of North St. Louis between a triangle formed by the new National Geospatial Intelligence Agency site, Old North, and downtown St. Louis, the neighborhood is anchored by key assets on its edges and more are planned which will ultimately yield billions of dollars of investment in a once highly distressed and vacant part of St. Louis.

Preservation Square Phase I is the subject of a recent Low Income Housing Tax Credit application submitted by McCormack Baron Salazar to the Missouri Housing Development Commission and launches the five phase Housing Strategy under the Transformation Plan. Four of the phases will be located on the current Preservation Square site. A fifth phase will be off-site and involves the renovation of the nearby Brewery Apartments. In total, the Housing Strategy includes 555 renovated and new construction units at Preservation Square and 140 renovated units at the Brewery for a total of 695 mixed-income units. The proposed housing budget under the Choice grant is \$20.65 million that will be leveraged to a total housing investment of approximately \$120 million.



PROSPERITY CONNECTION



Prosperity Connection was established in 2009 with the help of St. Louis Community Credit Union. Its mission is to help individuals and families earn economic independence through financial education, community services and low-cost banking options in an effort to improve their standard of living and better their lifestyle. Prosperity Connection offers free financial coaching and money management education, as well as low-cost banking options for people who cannot open an account or access affordable credit. These key resources make it possible for individuals to earn economic independence.

In 2017, Prosperity Connection was awarded \$20,000 in CDBG funding. Prosperity Connection completed 38 financial education classes for a total of 267 individuals. Topics included budgeting, banking, credit, predatory lending and identity theft, saving and investing, consumer rights and responsibilities, insurance needs and risk management.

CDBG – Funded Class Locations: Old North Excel Center (2707 N. 14th St., 63106); Grace Hill Water Tower Hub (2125 Bissell, 63107); Kingdom House (321 S. 11th St., 63104); International Institute (3401 Arsenal St., 63118); Better Family Life (5415 Page, 63112); Preservation Square (1405 N. 16th St. 63106); South City Excel Center (2828 Gravois, 63118); North City Business Development Center (2700 N. 14th, 63106).

4025 SHREVE



4025 Shreve, built in 1923 and located in the Penrose neighborhood, was acquired by the Community Development Administration using Neighborhood Stabilization Program funds. Affected by the foreclosure crisis, the building suffered significant water damage and questionable rehabilitation efforts by previous owners.



In 2017, Northside Community Housing Inc. and general contractor, Rubicon Corporation, completed the historic rehabilitation. The full rehabilitation included new windows, a rebuilt front entrance, new flooring, new kitchen and bath. Also, several key exterior features were replaced with historically accurate replicas. The home was sold to a low-moderate income household (80% AMI). The project received a total \$323,047 in CDA funding (HOME and NSP) with a total development cost of \$405,135.



Project Summary: Completed in September, 2017 - 1 single family unit (3 bed, 2.5 bath); 1,708 square feet.



Development Team: Northside Community Housing; Rubicon Corporation; Sterling Bank; Security Title

BOYS AND GIRLS CLUB OF ST. LOUIS

The mission of the Boys & Girls Clubs of Greater St. Louis (BGCSTL) is to inspire and enable youth ages 6 to 18 to realize their full potential as productive, responsible and caring citizens. BGCSTL serves youth at 10 locations across St. Louis City and County. CDBG funding supports three locations in St. Louis City: Herbert Hoover Club (2901 N. Grand), The Adams Park Club (4317 Vista), and the O'Fallon Park Club (4343 W. Florissant).

BGCSTL offers structured, high quality youth development programs, including programs in mentoring and education, health & life skills, recreation and fitness, leadership development, job training and career exploration, and more. After school programs in the spring and fall are for youth ages 6 to 18, Monday through Thursday, 2 pm - 8 pm, and Friday, 2 pm - 6 pm. In the after school months, all youth are required to complete homework or participate in other educational activities for the first hour after school, known as Power Hour. Following Power Hour, youth have the opportunity to participate in additional enriching and structured programming. In June and July, BGCSTL offers an eight-week, full-day Summer Camp, including free healthy breakfast and lunch, for members ages 6 to 15. Campers are exposed to a variety of educational, physical and cultural activities on-site and in the community.

In 2017, BGCSTL was awarded \$100,000 in CDBG funding and served a total of 1,521 in the after school program and 553 youth in the summer day camp program.



FOOD OUTREACH

Food Outreach provides nutrition counseling and healthy meals to low-income men, women, and children living with HIV/AIDS or cancer so they can use both as powerful tools in the management of their disease.

Food Outreach's comprehensive program includes medically appropriate scratch-made frozen meals and groceries, individual dietetic counseling specific to a client's health status, nutrition education and classes, cooking classes and home delivery as appropriate. Clients can choose nutritious meal combinations best suited to their health status based on the evaluation and nutrition plan provided by an on-staff Registered Dietitian. By offering a combination of frozen prepared meals with groceries and produce from an expanded menu, clients maximize control over what and when they eat, and are better able to receive the amount of calories, vitamins and minerals that meets their special dietary needs. Since 2000, Food Outreach has also implemented the Hot Monday Lunch program in which clients enjoy a three-course lunch, served restaurant-style by volunteers in the dining room.

In 2017, Food Outreach was awarded \$110,000 in CDBG funding. Food Outreach provided 105,725 meals to 622 clients diagnosed with HIV/AIDS.



CONTACT US:

COMMUNITY DEVELOPMENT ADMINISTRATION

1520 MARKET STREET - SUITE 2000

ST. LOUIS, MO 63103

WWW.STLOUIS-MO.GOV/CDA

PHONE: (314) 657-3700